

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Genesee County

State: MI

PJ's Total HOME Allocation Received: \$15,821,439

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:				PJs in State:	20	
% of Funds Committed	93.79 %	90.80 %	10	92.82 %	55	55
% of Funds Disbursed	86.72 %	83.89 %	9	82.38 %	58	60
Leveraging Ratio for Rental Activities	2.4	3.09	11	4.55	38	32
% of Completed Rental Disbursements to All Rental Commitments***	99.50 %	82.93 %	13	80.69 %	45	59
% of Completed CHDO Disbursements to All CHDO Reservations***	80.15 %	66.91 %	8	67.01 %	66	71
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	82.89 %	87.81 %	11	79.23 %	42	48
% of 0-30% AMI Renters to All Renters***	13.37 %	50.61 %	19	44.47 %	9	6
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.29 %	1	93.93 %	100	100
Overall Ranking:			In State:	15 / 20	Nationally:	46 45
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$45,790	\$27,919		\$24,984	187 Units	35.50 %
Homebuyer Unit	\$6,787	\$17,078		\$14,192	244 Units	46.30 %
Homeowner-Rehab Unit	\$8,913	\$22,607		\$20,036	89 Units	16.90 %
TBRA Unit	\$4,094	\$6,230		\$3,164	7 Units	1.30 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Genesee County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$51,717	\$39,394	\$9,512
State:*	\$78,584	\$71,099	\$19,311
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 3.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.97

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	73.3	64.3	84.3	28.6
Black/African American:	20.3	27.5	15.7	71.4
Asian:	2.1	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	4.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.8	0.0	0.0

ETHNICITY:

Hispanic	4.3	2.9	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	69.5	23.8	12.4	42.9
2 Persons:	18.2	28.3	25.8	28.6
3 Persons:	10.2	26.2	30.3	28.6
4 Persons:	2.1	13.5	21.3	0.0
5 Persons:	0.0	4.5	7.9	0.0
6 Persons:	0.0	3.3	2.2	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	38.0	28.7	13.5	71.4
Elderly:	47.1	6.1	15.7	0.0
Related/Single Parent:	13.9	35.2	40.4	28.6
Related/Two Parent:	1.1	26.2	27.0	0.0
Other:	0.0	3.7	3.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.5	0.0 [#]
HOME TBRA:	1.1	
Other:	21.9	
No Assistance:	76.5	

of Section 504 Compliant Units / Completed Units Since 2001 63

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Genesee County State: MI Group Rank: 46
 (Percentile)
 State Rank: 15 / 20 PJs Overall Rank: 45
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	99.5	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	80.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.54	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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